



City of North Port  
FINANCE DEPARTMENT/PURCHASING DIVISION  
4970 CITY HALL BLVD  
NORTH PORT, FLORIDA 34286  
Office: 941.429.7170  
Fax: 941.429.7173  
Email: [purchasing@northportfl.gov](mailto:purchasing@northportfl.gov)



## NOTICE OF INTENT TO AWARD A SOLE/SINGLE SOURCE PROCUREMENT

Sole/Single Source No: SS NO. 25-60

Date Posted: July 14, 2025

Written Response Due Date: July 21, 2025

This is **not** a formal solicitation and there are no submissions required. The proposed contract action is for product or services for which the City intends to negotiate and award with only one contractor/vendor under the authority of and in accordance with Florida State Statute 287.057(5)(c). Any responses received as a result of this Notice of Intent shall be considered solely for the purpose of determining whether to conduct a competitive procurement. Responses will not be considered as proposals, bids, or quotes.

- **DESCRIPTION OF SERVICE/PRODUCT:** Annual Testing/Replacement of Fire Alarms
- **AMOUNT** (This is an acquisition with an estimated value of): \$8773.60
- **VENDOR:** Johnson Controls Fire Protection LP

Interested firms or individuals may identify their interest and capability to respond to the requirement by submitting in writing their name, address, point of contact, telephone number, e-mail, and a statement regarding capability to provide the specified procurement per the attached specifications. Interested firms will be considered only if they respond with clear and convincing documentation that they are capable of meeting or exceeding the requirements stated herein. All responses received within seven (7) calendar days after the date of publication of this synopsis will be reviewed by the City. A determination by the Procurement Manager not to compete this proposed action based on the responses to this notice is solely within the discretion and approval of the Procurement Manager and City Manager.

All sole/single source purchases exceeding the formal threshold indicated in the policies and procedures manual will require Commission Approval.

All responses must be in writing and returned to **ATTENTION: PURCHASING**, City of North Port, 4970 City Hall Boulevard, Suite 337, North Port, Florida, 34286 or by: Fax 941-429-7173, or by e-mail [purchasing@northportfl.gov](mailto:purchasing@northportfl.gov). Note the number of the Sole Source Information inquiry on documentation.

Information regarding this Intent may be viewed and downloaded from DemandStar's website at [www.demandstar.com](http://www.demandstar.com). Links to DemandStar are also available from the City website at [www.northportfl.gov](http://www.northportfl.gov). This Notice of Intent is posted on the City FTP site at <https://northportfl.gov/filesshare>. If you have any questions, concerns, or problems accessing this request using the link, please contact Michael White, Contract Administrator I, at 941.429.7174. Request for additional information or clarification regarding the specifications must be sent via facsimile to 941.429.7173 or via email to [purchasing@northportfl.gov](mailto:purchasing@northportfl.gov). No verbal requests will be honored.



## Procurement Request

### City of North Port

#### Request

**Request Type \***

Sole/Single Source/Standardization

**Capital? (?)**☒ No ☐ Yes**PRR-EX (?)**☐ Yes**FY \***

2025

**Type code \*****Preparer**

Lisa Guerreiro

**Pre-Director Approver(s) (?)**

	Name
1	Garrett Woods
2	Chelsea Buell

**Department \***

PUBLIC WORKS

**Division(s)**

FACILITIES MAINTENANCE

**Commission Meeting? \***☐ Yes ☒ No**Commission Override (?)**☐ Yes ☒ No**Purchase****Payment Method \***☐ Visa Purchase ☒ Purchase Order**Purchase Type \***☒ Single Purchase (current FY)  
☐ Blanket Purchase (current FY)**Purchase SubType \***☒ None ☐ Change Order  
☐ Amendment**Description \***

Annual testing/inspection for the fire alarm at City hall and PD 5/1/2025 - 4/30/2026

*Section 2-407 of the City of North Port Procurement Code provides guidelines for determining if good(s) or service(s) is/are a sole/single source. **All Sole/Single source requests will be posted on DemandStar & the City's Purchasing site for seven (7) calendar days.***

**Exemption Explanation (?) \***

City Hall and the PD each have a Simplex 4100U fire alarm panel, which is a proprietary system. Johnson Controls (formerly Simplex Grinnell) is the only authorized sales and service provider of the Simplex brand fire alarm systems. Many of the services can only be completed through the use of copyrighted Johnson Controls Fire Protection programming/configuration software by a factory trained technician.

**Steps taken to verify these goods and/or services are not available elsewhere (?) \***

N/A

**Other vendors that were contacted (?) \***

N/A

**Grant? \***☐ Yes ☒ No**Technology Related? (?) \***☐ Yes ☐ Renewal ☒ No**Exemption****Reason \***

Attach documentation from the manufacturer certifying the vendor selected is the only distributor/dealer/contractor for the products or services in question and/or holds the production, unique capability, copyrights, trademark, and/or patent to the item, and check the following applicable statement(s):

☐ Patent, copyright or unique design restrictions. (Sole Source)☒ Proprietary rights in technical data and/or product formulations (e.g. cleaning compounds, lubricating oils, paint, etc.), which can only be determined through extensive laboratory analysis and examination. (Sole Source)

☐ Only producer, such as utility supplier or construction material supplier, that will meet the specialized needs of the department or perform the intended function. (Sole Source)

☐ Direct replacement parts, equipment or supplies that must be compatible with original equipment already installed but available only from the original equipment manufacturer. Most manufacturers have more than one dealer or distributor for their products. When this is the case, competition between dealers and/or distributors may be possible, eliminating the "sole or single source" restriction. (Single Source)

☐ When tests and/or demonstrations of equipment, supplies, part, etc. under actual operating conditions reveal superior quality, performance, design or other characteristics in a brand product(s), which is available from only one source. Testing must be performed as often as practical. (Single Source)

☐ Purchases for a brand product are to be made from one selected supplier, even though there are other suppliers that provide similar products. Options, such as pricing, availability, servicing, have been vetted and a supplier has been chosen that best meets the City's needs. (Single Source)

☐ Maintenance, repair services or warranty which require specialized test equipment, procedures, and technical expertise available only from the original equipment manufacturer or authorized/licensed dealer/field service representative. (Single Source)

☒ The part(s)/equipment are required to permit standardization and operating efficiencies within the organization and the parts and equipment are only available through a sole or single source. If competition is available, the parts and equipment must be competed. For brand-specific items, quotes should still be obtained. (Standardization)

☐ Other: None or some of the above apply. Provide detailed justification below.

#### Explanation \*

ANNUAL TESTING/INSPECTION

Original Purchase (?) \*

10/26/2017

Standardization cannot be on the first purchase.

#### Supporting backup \*

Click the Preview icon or right click link and select open in new tab or window to avoid downloading.

Sole Source Letter - 5-30-24.pdf

55.68KB

DemandStar

For Purchasing Division

Date Posted

Sole/Single Source Number

Effective Date

Expiration Date

PostedPlusSeven

Hidden

#### Purchase Details

##### Line Items

Item #	Description *	Unit of Measure	Quantity *	Unit Price *	Subtotal
1	Annual test/inspection for fire alarm at CH and PD per terms and conditions on proposal #CPQ-839564	\$\$	8,773.60	\$1.00	\$8,773.60

Shipping (?) \*

\$0.00

Total Charges

\$8,773.60

##### Accounts (?)

	Dept *	Account # (?) *	Project #	Amount *
1		001-0760-519.46-04		\$8,773.60

Total Payments

\$8,773.60

Comments to Budget (?)

Backup Attachments



Click the Preview icon or right click link and select Open link in new tab or window to avoid downloading.

Additional Backup

Related NavLine Req, price sheet, quote, drawings, specifications, risk waiver, etc.

City of North Port Purchasing\_923744May\_2025Renewal.pdf 1.82MB

Vendor Details

Vendor Information (?)



Except for Emergency purchases, vendor MUST already be setup as a vendor in NavLine.

Vendor Name \* Vendor Number \*  
JOHNSON CONTROLS FIRE PROTECTION LP 6858

Vendor Name CST

Contact Vendor Email  
effiom.wilson@jci.com

Remittance Address  
3802 SUGAR PALM DR, TAMPA, FL 35619

Phone  
973-295-8323

Vendor Documentation Current (?) \*  
☒ Yes ☐ No

Risk Documentation Current (?) \*  
☒ Yes ☐ No ☐ Waiver Attached

YTD Expenses (?)

Department Inclusive (?) \* City Inclusive (?) \*  
\$8,773.60

Highest Approver (?) \*

FD and CM will be skipped on the back end, as needed.

Johnson Controls Fire Protection LP  
3802 Sugar Palm Drive  
Tampa, FL 35619-1376 Tel +01 973 295-8323



**May 30, 2024**

**Lisa Guerreiro**  
**Business Services Coordinator / Public Works**  
**City of North Port**  
**Public Works/Facilities Maintenance Division**  
**1100 N. Chamberlain Blvd**  
**North Port, FL 34286**

**Re: Ms. Guerreiro,**

As means of affirmation, Simplex brand Fire Alarm Systems are sold exclusively through Johnson Control Fire Protection's (formerly Tyco SimplexGrinnell) North American network of company owned District offices. Accordingly, Johnson Controls Fire Protection is the only authorized sales and service provider of the Simplex brand fire alarm systems. Many services (e.g. system programming, configuration, peripheral additions, modifications, deletions, etc.) requested by an owner of a Simplex brand Fire Alarm System are only able to be completed through use of copyrighted Johnson Controls Fire Protection programming / configuration software by a factory trained technician.

With these points in mind, the Simplex Fire Alarm Systems are proprietary systems. To receive the aforementioned services, a request for service must be placed with a local Johnson Controls Fire Protection office, which for your location is our Tampa market.

With regards to the mentioned service efforts (e.g. inspection and general), our Tampa Market's Service Department is adequately staffed to perform the contractual annual Fire Alarm Inspections, as well as provide technical support / response upon placement of a request for service, via our Service Resource Center at 813-623-2991.

Thank you and if you should have any further question or require additional information, please do not hesitate to contact me at 973-295-8323

Respectfully,

A handwritten signature in black ink, appearing to read 'Effiom Wilson', with a long, sweeping horizontal line extending to the right.

Fire Service Manager  
Johnson Controls Fire Protection LP

Effiom Wilson  
973-295-8323 Cell  
[effiom.wilson@jci.com](mailto:effiom.wilson@jci.com)  
[@johnsoncontrols](mailto:@johnsoncontrols)  
[www.johnsoncontrols.com](http://www.johnsoncontrols.com)  
3802 Sugar Palm Drive Tampa, FL 35619-1376 USA

# City of North Port

## Purchasing\_923744\_May\_2025 Renewal

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### Planned Service Agreement



**Johnson Controls Fire Protn LP**  
14200 E Exposition Ave  
Aurora CO80012-2540  
USA

**Proposal Presented On:**  
**06-30-2025**





## SERVICE SOLUTION

**Customer #:** 923744  
**City of North Port**  
**Date:** 1-May-25  
**Proposal #:** CPQ-839564  
**Term:** 1-May-25 to 30-Apr-26  
**External Contract #:** 582780 R02-NOV-2024  
**Subscription ERP #:**

**Billing Customer:**  
City of North Port Purchasing  
4970 City Hall Blvd  
  
NORTH PORT, FL 34286-4100

**Service Location:**  
North Port Police Station  
4980 City Hall Blvd,  
North Port, FL 34286-4100

**Johnson Controls Fire Protection LP**  
**Sales Representative:**  
Janet Swain  
14200 E Exposition Ave  
Aurora CO 80012-2540  
janet.swain@jci.com

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### INVESTMENT SUMMARY

*(Service Solution Valid for 30 Days)*

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SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
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#### SYSTEM-FA-SIMPLEX 4100U

##### SIMPLEX PROG 4100U SYSTEM

**Est. First Inspection: September**

**Service Coverage :** Normal Working Hours  
(M-F)

Main Fire Alarm Panel	3	Annual
Fire Alarm Battery Test (each)	3	Annual
Digital Alarm Communicator Transmitter (DACT)	1	Annual
Annunciator	1	Annual
Smoke Detector Conventional	12	Annual
Heat Detector Restorable	1	Annual
Duct Detector Conventional	10	Annual
Pull Station	15	Annual
Audio-Visual Unit Addressable	91	Annual
Waterflow Test	3	Semi-Annual
Tamper Switch	3	Quarterly

**FIRE ALARM ESSENTIAL SERVICE OFFER Total:**

**\$2,311.95**



SERVICE SOLUTION

Customer #: 923744  
City of North Port  
Date: 1-May-25  
Proposal #: CPQ-839564  
Term: 1-May-25 to 30-Apr-26  
External Contract #: 582766 R02-NOV-2024  
Subscription ERP #:

Billing Customer:  
City of North Port Purchasing  
4970 City Hall Blvd  
  
NORTH PORT, FL 34286-4100

Service Location:  
North Port City Hall  
4970 CITY CENTER BLVD,  
NORTH PORT, FL 34286-0000

Johnson Controls Fire Protection LP  
Sales Representative:  
Janet Swain  
14200 E Exposition Ave  
Aurora CO 80012-2540  
janet.swain@jci.com

INVESTMENT SUMMARY  
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-FA-SIMPLEX 4100U			
SIMPLEX PROG 4100U SYSTEM	Est. First Inspection: September		
	Service Coverage : Normal Working Hours (M-F)		
Main Fire Alarm Panel	6	Annual	
Fire Alarm Battery Test (each)	7	Annual	
Digital Alarm Communicator Transmitter (DACT)	1	Annual	
Annunciator	1	Annual	
Smoke Detector Conventional	26	Annual	
Heat Detector Restorable	1	Annual	
Duct Detector Conventional	17	Annual	
Pull Station	16	Annual	
Audio-Visual Unit Addressable	190	Annual	
Door Holder	2	Annual	
Waterflow Test	4	Semi-Annual	
Tamper Switch	5	Annual	
FIRE ALARM ESSENTIAL SERVICE OFFER Total:			\$6,461.65





## SERVICE SOLUTION

Johnson Controls has **not** included an estimate for all state and local sales tax for this quote based on the understanding that a valid exemption and/or resale certificate is received by Johnson Controls from Purchaser. Otherwise, actual sales tax due will be calculated and billed. Any additional taxes, duties, tariffs or similar items imposed prior to shipment will be charged.

## SERVICE SOLUTION

### SUMMARY OF SERVICES

#### FIRE ALARM ESSENTIAL SERVICE OFFER

##### SYSTEM-FA-SIMPLEX 4100U

###### TEST AND INSPECTION:

Inspections and diagnostic tests for the accessible peripheral devices listed and currently connected to the facility fire alarm system. Tests will be scheduled in advance. Unless otherwise specified herein, batteries installed within wireless initiating and notification peripheral devices are not covered under this agreement. Replacement of such batteries will be at an additional cost.

###### DOCUMENTATION:

Accessible components and devices logged for:

- Location of each device tested, including system address or zone location
- Test results and applicable voltage readings
- Any discrepancies found noted Inspection documentation provided to Customer's representative. NOTE: Certain additional services may be required by the Authority Having Jurisdiction. AHJ or internal organizational requirements may be more restrictive than state/provincial requirements. Building owners and managers should make themselves aware of applicable codes and references in order to ensure that contracted services are in compliance with these requirements.

#### Customer Portal (Basic)

##### SYSTEM-FA-SIMPLEX 4100U

Basic Customer Portal functionality will be provided.



SERVICE SOLUTION

This Service Solution (the "Agreement") sets forth the Terms and Conditions for the provision of equipment and services to be provided by Johnson Controls Fire Protection LP ("Company") to **City of North Port** and is effective **1-May-25** (the "Effective Date") to **30-Apr-26** (the "Initial Term"). Customer agrees that initial inspections may be performed within 45 days from the Effective Date. Customer agrees that initial inspections may be performed within 45 days from the Effective Date.

PAYMENT FREQUENCY: Annual In Advance

Signature : \_\_\_\_\_

Date : \_\_\_\_\_

PAYMENT TERMS: Net 30

For applicable taxes, please see Section 3 of the Terms & Conditions

PAYMENT AMOUNT: \$8,773.60 - Proposal #: CPQ-839564

PAYMENT SUMMARY:

Year	PSA Charges
1	\$8,773.60

**CUSTOMER ACCEPTANCE:** In accepting this Agreement, Customer agrees to the Terms and Conditions on the following pages and any attachments or riders attached hereto that contain additional terms and conditions. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that Customer may issue. Any changes in the system requested by Customer after the execution of Agreement shall be paid for by Customer and such changes shall be authorized in writing.

**ATTENTION IS DIRECTED TO THE LIMITATION OF LIABILITY, WARRANTY, INDEMNITY AND OTHER CONDITIONS CONTAINED IN THIS AGREEMENT.**

## SERVICE SOLUTION

**SCOPE OF SERVICE AND BASE TERMS AND CONDITIONS:** In accepting this Agreement, Customer agrees to the Terms and Conditions found at <https://johnsoncontrols.com/buildings/legal/fire-service-psa-terms-august-8-2023> (the "Service Terms"). Where services include, use, implement, and deploy software and hosted software products, such software related to these services are governed by Company's standard terms for software found at <https://www.johnsoncontrols.com/techterms> (the "Software Terms"). Both the Service Terms and Software Terms, as in effect from time to time, are fully incorporated into this agreement by reference (collectively, the "Terms and Conditions"). Attention is directed to the Customer's commitments and obligations to Company, limitation of liability, warranty, indemnity and other terms and conditions contained therein. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that Customer may issue. Any changes requested by Customer after the execution of Agreement shall be authorized in writing by the parties. This Planned Service Agreement, Terms and Conditions, and any schedules attached hereto are incorporated by reference as if set forth fully herein (collectively the "Agreement"), cover the rights and obligations of the Parties.

Any additional work or services outside the scope of the Agreement and performed by Company at the direction of Customer shall be subject to the Company's standard customer terms and conditions found at <https://www.johnsoncontrols.com/customerterms>, which are also incorporated herein by reference.

This proposal is valid for thirty (30) days from the proposal date. In accepting this proposal, Customer agrees to the Terms and Conditions Covering the Agreement herein and understand they shall prevail over any variation in terms and conditions on any Purchase Order or other documents Customer may issue.

## SERVICE SOLUTION

Unless otherwise agreed to by the parties, pricing is based upon the following billing and payment terms: Invoices will be delivered via Mail (USPS) , payment is Net 30, and invoices are to be paid via Check. Johnson Controls Check transfer details will be forth coming upon contractual agreement.

This offer shall be void if not accepted in writing within thirty (30) days from the date first set forth above.

To ensure that JCI is compliant with your company's billing requirements, please provide the following information:

PO is required to facilitate billing:

☐

NO: This signed contract satisfies requirement

☐

YES: Please reference this PO Number: \_\_\_\_\_

Invoices are accepted via mail:

Please provide desired mailing address :

\_\_\_\_\_

### City of North Port

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Phone #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

### Johnson Controls Fire Protection LP

Authorized  
Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Phone #: \_\_\_\_\_

Fax #: \_\_\_\_\_

License #: \_\_\_\_\_  
(if applicable)

Date: \_\_\_\_\_